125.0	0003	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 961,000 / 961,000
					USE VALUE: 961,000 / 961,000
					ASSESSED: 961,000 / 961,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		NEWMAN WAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOVETTE BRENDA
Owner 2:	
Owner 3:	
Street 1:	40 NEWMAN WAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ODONNELL WILLIAM F JR-ETAL -
Owner 2:	ODONNELL MARGARET M TRS -
Street 1:	432 BRASSIE WAY
Twn/City:	MASHPEE
St/Prov:	MA Cntry:
Postal:	02649

NARRATIVE DESCRIPTION

This parcel contains 4,069 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2516 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4069.000	473,100		487,900	961,000
Total Card	0.093	473,100		487,900	961,000
Total Parcel	0.093	473,100		487,900	961,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.96 | /Parcel: 381.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	473,100	0	4,069.	487,900	961,000	961,000	Year End Roll	12/18/2019
2019	104	FV	366,700	0	4,069.	515,000	881,700	881,700	Year End Roll	1/3/2019
2018	104	FV	366,700	0	4,069.	379,400	746,100	746,100	Year End Roll	12/20/2017
2017	104	FV	343,700	0	4,069.	363,200	706,900	706,900	Year End Roll	1/3/2017
2016	104	FV	343,700	0	4,069.	336,100	679,800	679,800	Year End	1/4/2016
2015	104	FV	305,800	0	4,069.	281,900	587,700	587,700	Year End Roll	12/11/2014
2014	104	FV	305,800	0	4,069.	275,400	581,200	581,200	Year End Roll	12/16/2013
2013	104	FV	318,400	0	4,069.	262,400	580,800	580,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9678

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ODONNELL WILLIA	65863-225		8/5/2015		660,000	No	No		
ODONNELL WILLIA	23104-158		4/22/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2019	1654	Redo Kit	15,800	C				
10/19/2018	1558	Re-Roof	15,890	C				
7/1/2016	915	Manual	3,698		7/1/2016			Insulate 1400sf vi

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS&NOTICE	CC	Chris C
6/29/2016	Sales Review	PT	Paul T
11/22/2008	Meas/Inspect	345	PATRIOT
4/25/2000	Inspected	276	PATRIOT
10/29/1999	Measured	266	PATRIOT
7/27/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

80343

GIS Ref

GIS Ref

Insp Date

04/13/18

!9678!

PRINT

Date	Time
12/11/20	00:07:11

LAST REV

Date	Time
02/27/20	09:01:06

danam

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	80343
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4069		Sq. Ft.	Site		0	90.	1.33	10									487,865						487,900	

Total AC/HA: 0.09341 | Total SF/SM: 4069 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 487,865 | Spl Credit | Total: 487,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06732905
Const Adj.:	0.99841499
Adj $ / SQ:	181.158
Other Features:	108250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	734645
Depreciation:	261534
Depreciated Total:	473111

COMMENTS

WALK UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	7	2	
Totals			
2	13	5	

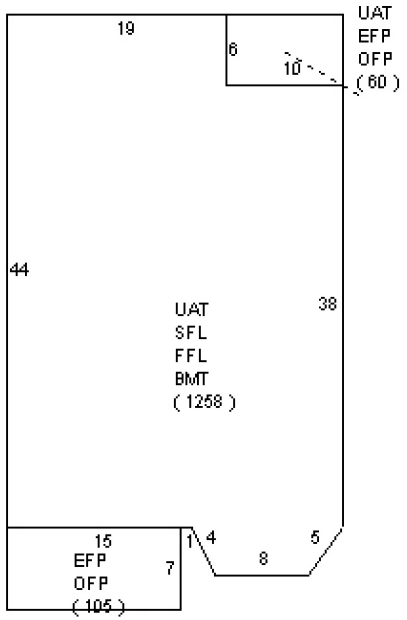
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	199.27
Special Features:	0	Val/Su Net:	106.70
Final Total:	473100	Val/Su SzAd	188.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,258	54.350	68,369
FFL	First Floor	1,258	181.160	227,897
SFL	Second Floor	1,258	181.160	227,897
UAT	Upper Attic	330	72.460	23,877
EFP	Enclos Porch	165	43.660	7,203
OFP	Open Porch	165	26.460	4,366
	Net Sketched Area:	4,434	Total:	559,609
Size Ad	2516	Gross Are	5422	FinArea 2516

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	